

## Discussion Guide

# 705 Warden Avenue Updated Development Concept

At its meeting on February 12, 2020, the City's Planning and Housing Committee requested staff to review potential revisions to the 705 Warden Avenue development concept with the objective of providing additional housing opportunities on site and to consult with the Ward Councillor and local community on this matter. The updated proposal is outlined in this Discussion Guide. This and other materials, including a video presentation, are available to view on the Housing Now website at [www.createto.ca/warden](http://www.createto.ca/warden).

This Discussion Guide is intended to provide information about the updated development concept. It includes information about:

- The Housing Now Initiative (pg. 1)
- An Overview of the 705 Warden Avenue Site (pg. 2)
- The Updated Development Concept (pg. 2)
- Frequently Asked Questions (pg. 3)
- How to Participate in the Online Information Session (pg. 4)
- Next Steps (pg. 4)



Aerial photo of 705 Warden Avenue

## What is Housing Now?

Housing Now is an initiative to activate City-owned sites for the development of affordable housing within mixed-income, mixed-use, transit-oriented communities. Housing Now is one component within the new HousingTO 2020-2030 Action Plan to address the full spectrum of housing issues in Toronto.

City Council launched the first phase of Housing Now in late 2018. This first phase of Housing Now is expected to create more than 10,000 new residential units, including over 3,700 affordable rental units, with rents averaging 80 per cent of Toronto's average market rent. 705 Warden Avenue is among the first 11 sites across the city to be brought forward through City-initiated planning processes to permit redevelopment.

New affordable rental units will be affordable for households earning between approximately \$21,000 and \$52,000 per year, and remain affordable for a period of 99 years, providing quality housing opportunities for future generations. These units will be managed by a partner of the City.

To learn more about the City's Housing Now Initiative, please visit the Housing Now website at [www.createto.ca/housingnow](http://www.createto.ca/housingnow).

**Join us for an Online  
Information Session  
6pm – 7pm  
Wednesday, May 13, 2020**

Based on the expert advice of our Medical Officer of Health to help reduce the spread of COVID-19, this session will be **online** and **phone-in** only.

For additional details on how to participate, please see Page 4 of this Discussion Guide or visit the 705 Warden Avenue project page on the Housing Now website at [www.createto.ca/warden](http://www.createto.ca/warden).



**Key Details:**

- Total Gross Floor Area: Approx. 60,000 sq. m
- Total Residential Units: Approx. 600
- Total Affordable Units: Approx. 250
- Building A: 6 storeys
- Building B: 19 storeys
- Building C: 18 storeys
- Total Parking Spaces: Approx. 300
- Total Bicycle Parking Spaces: Approx. 440

## 705 Warden Avenue: An Overview

Mixed-income housing and an expanded park, all steps from Warden Station and Taylor Massey Creek.

**Major Intersection:** Warden Avenue and St. Clair Avenue East

**Ward 20:** Scarborough Southwest

**Councillor:** Gary Crawford

**Site Area:** 7.1 acres

**Current Use:** TTC commuter parking lot

**Proposed Use:** Mixed-use including residential, retail, community facilities and new parkland.

**Official Plan - Land Use Designation:** Mixed-Use Areas, Apartment Neighbourhoods

**Surrounding Uses:** Residential development and Warden Hilltop Community Centre to the north; subway track and Saint Clair Ravine Park to the east; Taylor Massey Creek and Warden subway station to the south; and a residential community across Warden Avenue to the west.

## Updated Development Concept, May 2020

The development concept and recommended Zoning By-law Amendment have been updated to permit 60,000 square metres of development, which is an increase of 1,800 square metres over the previously recommended concept.

**Other key updates to the development concept include:**

- Reducing the height of the midrise mixed-use building at the southeast corner of Roper Road and Warden Avenue, from nine storeys to six storeys (Building A); and
- A 19-storey building is proposed at the southwest corner, to replace the previously recommended building of 11 storeys (Building B).

**Unchanged components of the development concept include:**

- The 18-storey building at the southeast corner (Building C);
- The Toronto Transit Commission administration building;
- The 3,834-square-metre expansion to the Warden Hilltop Park, nearly doubling the greenspace
- Additional parking at the Warden Hilltop Community Centre;
- Retail space;
- A 62-space licensed child care facility;
- A new public street;
- Publicly accessible pedestrian connections; and
- Renaturalization of land adjacent to Taylor Massey Creek.



Street view rendering facing south at the corner of Mendelssohn Street and Roper Road

## What we've heard so far

Community consultation has been an important part of creating a development concept for this site. Public meetings were held in your community in June and September 2019 to share potential development concepts and provide information about the Housing Now Initiative.

At the previous two consultations, and in the deputations made at the City's Planning and Housing Committee in February, we heard a range of perspectives from the community, including support for Housing Now and action on housing affordability; new retail space and child care for local needs; an expanded and improved park space, as well as an interest in living here and a desire to see the inclusion of condo units within the development.

Community members also shared concerns and asked questions about why this site was chosen; how property maintenance will be managed; challenges with local parking; building heights and capacity of local schools and servicing infrastructure; and community safety.

## Why was the development concept updated?

In February 2020, the City's Planning and Housing Committee, requested staff to review potential revisions to the 705 Warden Avenue development concept with the objective of providing additional housing opportunities on the site.

The revised development concept will deliver more housing units in a manner that better transitions between the low-rise communities to the north and the future redevelopment of the Warden Subway Station to the south.

The number of parking spaces within the development have been increased to account for the new residential units. And, the proposed Zoning By-law Amendment allows for a broader range of potential businesses within the retail space.

## What is the mixture of market, rental, and affordable rental units?

Approximately 250 affordable rental units will be included within the development. The remaining 350 units will be offered as market units, with the potential to provide a mix of rental and some condominium units, depending on the development partner's proposal.

Information about the application process to apply for an affordable rental unit will become available approximately one year prior to the completion of construction and will be available on the Housing Now website at [www.createto.ca/housingnow](http://www.createto.ca/housingnow).

## Who is it for?

The affordable rental units created through Housing Now will be rented for an average of 80 per cent of average market rent (AMR). Some units will be rented for as low as 40 per cent of AMR. Households earning between \$21,000 and \$52,000 per year will be able to afford to live in these units. Some examples of these household salary occupations include:



Early Childhood  
Educator  
Med. Annual  
Income:  
\$35,997



Retired/  
Pensioner  
Med. Annual  
Income:  
\$38,400



Construction  
Labourer  
Med. Annual  
Income:  
\$39,000



Licensed  
Practical Nurse  
Med. Annual  
Income:  
\$51,675

## Join us...

for a live Online Information Session with Mayor John Tory, Councillor Gary Crawford, and staff from City Planning and CreateTO.

The session will take place from 6:00 – 7:00 p.m. on Wednesday, May 13, 2020.

Visit [www.createto.ca/warden](http://www.createto.ca/warden) before the session for instructions on how to join and participate online and by phone.

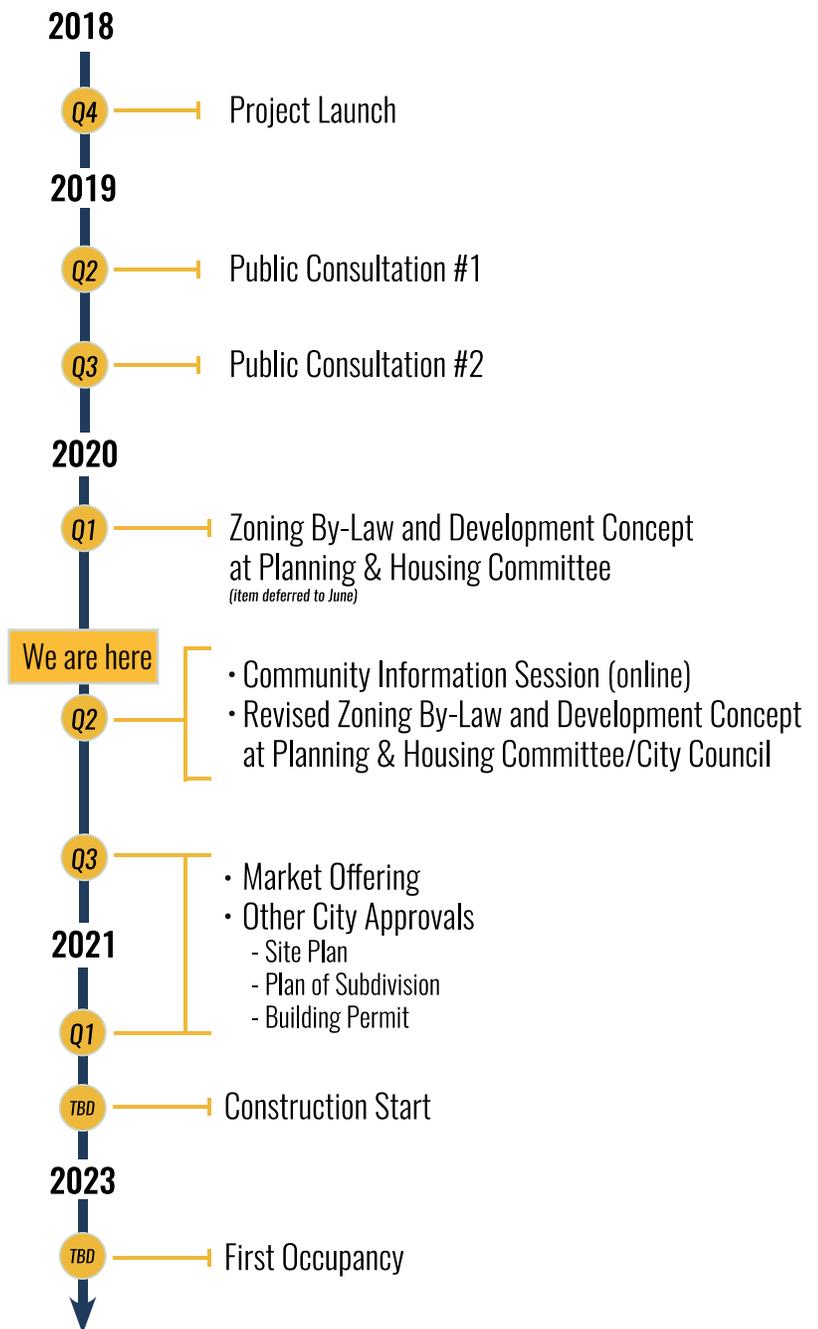
Also visit the project website to view a video presentation and other project materials.

## Next Steps:

In June 2020, the updated Zoning By-law Amendment will be considered by Toronto City Council. Following Council adoption, a development partner will be selected through a marketing process led by CreateTO, the City's real estate agency.

Once selected, the development partner will bring forward a Site Plan Control Application. At this stage there will be more public consultation and an opportunity for you to provide feedback on the look and feel of the development, including the new park and public spaces.

Construction is anticipated to begin in 2021, with first occupancy expected in 2023.



## Further Information

If you are interested in knowing more about Housing Now and the 705 Warden Avenue site, but are unable to join the information session, a recording and a summary of the meeting will be posted to [www.createto.ca/warden](http://www.createto.ca/warden).

You may also contact City Planning or your local Councillor as follows:

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### *Ward 20*

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